



Eaton Square, Belgravia **SWIW**

Eaton Square, Belgravia **SW1W**

Benefitting from its own private entrance and arranged laterally across only two floors, this exceptional apartment has direct views over the gardens of Eaton Square, covering approximately 5,197 square feet and held on a long lease with approximately 138 years remaining. Originally designed by the very highly regarded French designer Jean-Louis Deniot, the property is presented immaculately throughout and benefits from underfloor heating and air conditioning. As well as access to the six acres of communal gardens and tennis court found in Eaton Square, the property has its own private garden (held on a licence) covering approximately 1,820 square feet, it may also be possible to arrange access to the gardens of Belgrave Square by separate arrangement.



Guide price: £23,000,000

Tenure: Leasehold: approximately 131 years remaining

Service charge: £21,640 per annum, reviewed every year, next review due 2025

Local authority: City of Westminster

Council tax band: H





Property

The key to this apartment is the feeling of space with 5,197 square feet arranged across only two floors. The private entrance leads to a magnificent hallway and principle accommodation comprises Reception room, Dining room (with dumb waiter leading from the Kitchen) Bedroom suite with dressing area and large kitchen with a breakfast room overlooking the garden. In addition there are two further bedroom suites and garden room which could easily be converted back into a bedroom suite if required, subject to consent. There is a Utility room in the basement and a separate entrance as well as three separate WC's.







Eaton Square, SW1W

**Approximate Gross Internal Floor Area
482.80 sq m / 5,197 sq ft
including 5.5 sq m void area and vaults**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank
Belgravia Sales
47 Lower Belgrave Street
SW1W 0LS

We would be delighted to tell you more
Matthew Armstrong
020 7881 7728
matthew.armstrong@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2024. Photographs and videos dated April 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.